Prime El Zonte Riverfront Property

Mixed-Use Development Opportunity



Overview

Spacious **riverfront property** just steps from the beach, centrally located in the heart of **Playa El Zonte**. Zoned for both commercial and residential use, this unique property offers flexibility for a large-scale development or a private estate.

The property currently includes two established 5-star Airbnb units, an owner's residence, pool*, mature fruit trees, and landscaped gardens with ample green space for potential expansion. Infrastructure advantages include multiple water sources, dual septic systems, and direct paved access.

This is a **unique opportunity** to own one of the rare few riverfront properties in central El Zonte Beach.

Asking Price: $1,495,000 USD





Property Features

Total Area: 1,636 m^2 / 2,341 $vara^2$ / ~0.40 acre
Area of construction: 246m^2
River Frontage: 20.22m | **Road frontage**: 20m | **Depth**: ~80.5m
Zoning: Mixed-Use Commercial + Residential
Location: https://maps.app.goo.gl/bEB3z3mBmad1EPVH6

Existing Structures:

- **Two** (2) Houses with:
- Operating Airbnb's + owner's residence, including:
  - 3 Bathrooms
  - 4 Patios / outdoor living areas
  - 2 full kitchens
- Newly-constructed, spacious pavilion
- Three (3) Secure utility/storage buildings with electricity
- *Pool shell in place (ready for renovation or resurfacing)

Infrastructure & Utilities:

- Fully-fenced perimeter
- 2 Septic systems
- Multiple water sources: Municipal water + reliable well with year-round water supply + direct river access
- 1,200-gallon in-ground cistern with pumphouse
- Extended driveway with ample on-site parking
- Automatic in-ground irrigation system

Land Characteristics:

- Lush, mature landscaping with various fruit, palm and native trees
- Large, open, build-ready areas suited for expansion
- Easy-build topography with level grade and reliable drainage
- Private access to river and direct access to river footbridge
- Central location, close to surf, hotels, and local amenities

PHOTO GALLERY
(click here)

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